



The Macrum House, aka Castle School, see story page 2. This illustration from the News-Times, July 11, 1911, shows the east side of the house which was the front.

Town Center Plan Update

The Forest Grove Town Center Plan is in its final countdown stages. The Citizen Advisory Committee that has been involved with the plan from the beginning in its advisory capacity met with representatives of the consulting team and city staff on May 29 to review changes and recommendations resulting from the April 23-24 open-to-the-public charette. The meeting also discussed strategy of city review and adoption of an action plan.

For the HLB and others within the historic preservation community, the most significant aspect of the final report will be those policies and actions regarding Part I, Section 3 entitled "Preserving, Restoring and Benefiting from Historic Architecture." The policy statement for this section reads: "The architectural heritage of Forest Grove is a unique treasure that can add to the potential of the downtown as a destination. Codes and incentives should be established to maintain and continue this heritage."

The HLB has long recognized the importance of the "unique treasure" that our town's architecture represents. Under the city's zoning ordinance the HLB is responsible for advising both the Planning Commission and the City Council on matters relating to historic and cultural resource preservation. In support of that responsibility, board vice-chair Janet Lamb is our designated member on the Citizen Advisory Committee. She will continue to monitor the Plan, particularly its impact, if any, on historic properties in the town center.

Once the City Council responds to the draft report, we can expect a concept approval and recommended revision from the Council. Lastly, the consulting team will provide a strategic action plan.

Preserving Forest Grove

Newsletter of the Historic Landmarks Board

For the Sake of Preservation

This article concludes the history of preservation in Forest Grove by Gladys Haynes, this year's recipient of the Eric G. Stewart Award for historic preservation.

The Historic Landmarks Board was established by ordinance in October, 1986, with stated responsibilities and regulations regarding preservation of the 24 buildings listed on the Cultural Inventory. Board members in 1985-1986, in addition to Mary Cowan, Carolyn Buan and me, included Dorothy Berglund, Kathleen Pearson, the architect Gundars Kaneps, and Eric Stewart. The Council had established Class II and Class III buildings with no protection. There were 14 buildings in those classes. The HLB believed that more than 24 buildings in Forest Grove deserved protection, so we continued to work toward that goal.

Mary Jo Morelli joined the board and assumed the task of formally organizing Friends of Historic Forest Grove. Since there was no incentive program or recognition of Forest Grove's landmarks, there was a need to raise funds. People who became "Friends" had been sponsoring tours for several years in the historic buildings and charging modest fees. Those fees and dues became the nest egg which has since bought bronze plaques for the eight buildings on the National Historic Register and the wood plaques for the Forest Grove Register buildings. Members of Friends and the HLB cooperate to gain recognition of Forest Grove's rich historic building heritage.

The HLB continued to work with the Council to designate more buildings as landmarks. The City Council agreed that the HLB should go through the Town Meeting/Comprehensive Plan annual updates to present nominations for inclusion on the Cultural Inventory. Owners of some buildings had wanted to be included, but their buildings were placed on the Class III list because they were not 75 years old. By 1991, there were 29 buildings on the protected Class I list. We continued to work, atti-

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New Owners of Castle School Begin Restoration Project

Macrum house, alias Castle School, has changed hands as of mid-July. Allen and Valerie Warren of Portland recently purchased the home.

The Macrum house, clearly one of the most architecturally significant residences in Forest Grove, is noteworthy in style, grandeur, and condition. The house is a large, two-and-one-half story wood frame structure that is reflective of east coast style and detail.

It features a unique blend of Queen Anne and Colonial Revival styles, the former seen in the multiple roof lines and picturesque stained glass windows, and the latter evident in the wrap-around porch, highlighted with modified Doric columns.

The home also boasts five chimneys, with most of the fireplaces displaying carved cherry mantles and imported Dutch tile.

The home's most distinctive feature is a massive tower rising a full three stories tall and capped with a shingled conical roof. The third floor of the tower has curved walls and intricate floral carving.

The residence was constructed in 1888 when a wealthy merchant, A.I. Macrum, moved his family from Portland to Forest Grove so his children could attend Tulatin Academy, now Pacific University.

Since that time, the house has also been used as a hospital, boarding school and for the last 50 years as a pre-school.

The Warrens have plans to totally renovate the home. First things first, though. First on the list is converting from sawdust to gas heat, then redoing the plumbing and adding a new water line. They have a five- to ten-year plan that includes landscaping.

Allen Warren plans on taking pictures and videos of the work as it progresses, and then making a CD-Rom of the event.

The Warrens have three children, Cory, 8, Nicholas, 6, and Kyle, 4. Allen likes to make wine and his wife loves antiques. They welcome people to come visit, say hello, and watch the renovation.

Carl Peters will be the general contractor.

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tudes toward historic preservation changed, and Karl Mawson came to Forest Grove.

Karl Mawson had been Planning Director in Albany, so he knew the value to a community of recognized historic buildings. There also evolved a change in attitude of Council members and owners as they realized the city wasn't going to "do something" to them.

Cities are required to complete periodic updates to their comprehensive plans, so Forest Grove began that process again about 1994. The city received a grant from the State Historic Preservation Office (SHPO) in Salem and hired a consultant, Peter Edwards, to do a new, more complete survey of the original town plat.

During the 1982-1983 surveying, some volunteers had misinterpreted a verbal statement "about every fifth building will qualify" to mean "survey every fifth building." Many significant buildings were not surveyed at all by the volunteers, especially in the south part of town, affectionately called "Old Town."

Edwards had a decided advantage of U.S. census records for Forest Grove after 1850. Before that the board had access only to deed records, some Wilkes Abstract of Title records, and later entry to records held at TransAmerica Title Company in Beaverton. Eric Stewart made available to the board copies of the Sanborn Fire Insurance Company maps.

Edwards surveyed about 350 buildings and recommended about 32 to the board. The HLB evaluated all of them and recommended 38, which included buildings from the Class II and Class III lists. I felt all the earlier volunteer work was vindicated because the HLB in 1985 had recommended 22 of the buildings on Edward's list.

Again, through the public information process, public hearings, and much exchange of information among the board, Planning Commission, and the City Council, in 1995 additional buildings were added to the protected Cultural Inventory. The Register of Historic and Cultural Landmarks now lists 69 buildings in Forest Grove.

Edwin Dey, HLB chairman, has presided over this newest phase of work. Forest Grove also applied for status as a Certified Local Government (CLG), and has had additional grant money and assistance from the State Historic Preservation Office. James Reitz has been the staff planner assigned to the HLB since 1989 and has provided much valuable assistance to the board.

The HLB will apply again for a grant for another consultant to survey Forest Grove north of Pacific Avenue. The previous grant was for the original town plat (the Harvey and Emeline Clark donation to Pacific University). The new grant will be for the Walker and Naylor additions on the north and west.

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Rehab Oregon Right Workshop Recommends Preservation Approach

The Rehab Oregon Right Workshop, co-sponsored by the Historic Preservation League of Oregon and the Historic Landmarks Board, offered participants practical, expert information on rehabilitating historic houses. Emphasis was given to common practices used in preservation projects. A four step approach was recommended.

1. Identification

It is best to begin with a thorough understanding of physical and historical factors. This way, you will begin your project with a better understanding of which architectural features are historically important, any changes that have occurred, and information about early residents. Having this type of information up front allows informed rehabilitation decisions, and fewer regrets later.

During this first step it is essential to identify your building's style. A combination of the construction date and the use of style manuals should inform you of the style of your building. Knowing the style of your building is an important way to make sure the changes you are planning are historically appropriate.

Once you have a basic understanding of the historic significance of your property, it is time evaluate your building.

2. Evaluation

During this second step you will examine the physical integrity and condition of your building. The measure of how much of the original material and character is intact is considered the integrity of the building.

Begin by looking at the design. Have the form, plan, spaces, structure, and style of your building been altered? Putting on additions or incompatible decoration, or changing the type of surface materials (e.g., installing vinyl siding over a wood-clad house) are examples of actions that reduce the integrity of your building.

Next look at the materials used. Ask yourself how much of the original fabric of the house is intact. If it has been replaced, has it been replaced in kind? Changes in the type of materials used on the building can have a major impact on its appearance.

Don't forget to evaluate the building's setting. Has the character of your building's environment changed? Does the site have similar landscaping, its original outbuildings, walkways, driveways, and its original relationship to neighboring buildings?

While you are evaluating the integrity of your building also determine its condition. The condition looks at the

overall soundness of the materials. Systematically, look at every physical element of the structure and determine its condition.

Once you have completed your properties evaluation it will be time to begin preparing your rehabilitation plan.

3. Developing your plan

Before starting your work, it is important to spend time creating a workable plan. Time spent organizing your project at the beginning will help you save time, energy, and money. The most important jobs are those which ensure the structural stability of the building and the safety of the people within.

The following questions may help you in finalizing your written plan. What are my short-term and long-term goals? How can I protect the historic character of the building? What does the Secretary of the Interior's Standards for Rehabilitation recommend? How much money can I afford to spend? Can I do this project on my own, or do I need professional help? What types of loans, grants, tax incentives are available? What permits and/or hearings am I required to have? Have I considered all the information I learned through the identification and evaluation steps?

Once your rehabilitation plan is completed you can go to work feeling confident that your historic building is in good hands.

4. Rehabilitation Project

There is an almost endless list of issues that can be associated with the exterior and interior of historic structures. Common exterior projects include work on foundations, siding, paint, fenestration, security, energy conservation, stairs, porches, ornamentation, roofing, chimneys and seismic stability.

Interior projects often involve the walls, molding and trim, ceilings, paint, wallpaper, flooring, doors, staircases, fireplaces, utilities and fixtures. Keep in mind that you always want to work with the historic character of the property, retaining as much original material as is feasible.

Numerous resources exist that include recommendations on what might be appropriate treatments for your specific project. Much of the above information comes (with permission) from the handbook, *Rehab Oregon Right*, that was available at the recent Rehab Oregon Right workshop.

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Rehabilitation (continued from page 3)

The handbook is critical for those that wish to do rehabilitation or restoration work in our area. It contains detailed information on each of the four steps to a good rehabilitation project, as well as an extensive chapter listing rehabilitation resources, and a helpful appendix summarizing Oregon's architectural styles.

The handbook was produced by the Historic Preservation League of Oregon (HPLO). Purchasing information is available by calling the HPLO at (503) 243-1923.

The Forest Grove Historic Landmarks Board would like to thank all those who participated in this recent workshop. If you were unable to attend, a similar workshop will be presented by the HPLO at Portland State University on September 27.

Board Welcomes New Members

James Casto, Cheryl Hunter and Walter Wentz were selected by the City Council to fill the Historic Landmarks Board vacancies. Martha Khoury was reappointed. Casto, Hunter and Khoury were appointed to four-year terms, and Wentz was appointed to a three-year term.

Casto just retired from his job at US WEST where he worked as a computer analyst, contributing to his almost 40 years experience in the computer field. An avid historian, Casto recently completed studies earning him a bachelor's degree in American History.

Hunter works in the interior/environmental design field for Nike. She has a bachelor's degree in architecture.

Wentz is the associate editor for Ruralite Services, Inc. He has lived in Forest Grove for 18 years and has experience in restoring and renovating old buildings.

The HLB thanks outgoing members Gladys Haynes, Tobi Nason, and Rick Read for their service.



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Events Calendar

Founder's Day: Sunday, September 21

Activities will take place from 1 to 7 p.m. on the campus of Pacific University. The festivities will feature historical demonstrations, musical entertainment, a Home-town Heroes award presentation, and vendors selling various crafts. There will be activities for kids, including pioneer crafts.

Admission is free for all activities except the corn roast. Tickets for the roast may be purchased by calling the Chamber of Commerce at 357-3006 or the Pacific University box office at 359-2918.

Watch for displays of historic artifacts in the windows of downtown merchants. The displays will be coordinated by Friends of Historic Forest Grove.

Rehab OR Right Workshop: Friday Sept. 26 – 28

The workshop will be held at Portland State University. Call 243-1923 for more information.

Happy Birthday Forest Grove: Sunday, October 5

Celebrate the 125th anniversary of the incorporation of Forest Grove.

The Forest Grove Historic Landmarks Board

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Preserving Forest Grove is a quarterly newsletter published by the Historic Landmarks Board to help fulfill its duty of public education relating to historic and cultural resource preservation. If you would like to be on the mailing list, please call James Reitz at 359-3233.

100 Years Ago

- *Special sale* for 30 days in Ladies' lace shoes, very latest city style, in all widths \$2.50, former price \$3.00.
- *A private school* will open at Gaston, Oregon, February 1st. Tuition \$1.00 per month.
- *Teachers*, under the law, have an absolute right to compel children to observe personal cleanliness, neatness, order, promptness and gentility of manners. Also to avoid profanity and vulgarity.
- *Walter Lyon* caught fifty fine trout Sunday.
- *The old landlord* of Mr. and Mrs. Charley Parrott charged Mrs. Parrott with going over to his house one night and stealing \$400. Parrott and his wife were arrested and placed in jail to await the meeting of the grand jury. Mrs. Parrott has been taken to Portland on account of the jail being in no condition to receive women. People in this community who knew Mrs. Parrott in her younger days will be slow to believe that she is guilty of the crime.
- Will the party who borrowed my sledge please return it. No questions asked. Gary's Blacksmith Shop. (Same to the people who in the past quarter have taken four axes from the Hatchet.)

From the Washington County Hatchet-Forest Grove Times.

Grant Money Still Available

Grants are still available for the exterior maintenance or repair of local Register properties. The maximum award is \$1000. Applications can be obtained from the City Development Office on Council Street. So far, we have granted funds for projects including roof repair, exterior painting, door restoration, and porch repair.

If you are planning a project, get your application in before our next board meeting. The board reviews applications at its regularly-scheduled meetings, the fourth Tuesday of each month.

Ask the Historian

Megan Havens, *News-Times* columnist and caretaker for the Eric Stewart collection of historic photographs and documents, has offered to respond to inquiries of historical questions pertaining to this area. Many of her responses are posted to GroveNet's e-mail list. These typically elicit more responses from other GroveNetters with additional information.

If you would like access to the Stewart collection for your own research or to ask Megan to look into something for you, contact her at 357-5527 or via e-mail mhavens@europa.com.

To subscribe to GroveNet, send an e-mail message to majordomo@pacificu.edu. Leave the subject blank and in the message enter: subscribe grovenet.

Library Offerings on Preservation

When it comes time to start restoring your old home, there is a wealth of information available at the Forest Grove Library to help guide you through the task. From preserving your home's condition to maintaining its proper style, these books can help:

1. *The Complete Home Restoration Manual: An Authoritative Do-It-Yourself Guide to Restoring and Maintaining the Older House*, by Albert Jackson and David Day, call number 643.7 JAC.
2. *Caring for Your Old House: A Guide for Owners and Residents*, by Judith L. Kitchen, call number 643.7 KIT.
3. *New Life for Old Houses*, by George Stephen, call number 643.7 STE.
4. *Practical Guide to Home Restoration*, by William F. Rooney, call number 643 ROO.
5. *The Old House Journal Compendium*, call number 690.24 OLD.
6. *Craftsman Homes*, by Gustav Stickley, call number 728.3 STI.

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The Council made several changes which eased the process of placing buildings on the Register. There is now dialogue between the Council and HLB before recommendations get to the hearings stage. Michael O'Brien and Lindy Larkin have served as Council Liaison to the HLB in the past, and now Rod Fuiten fills that position.

Another change is that since Forest Grove is now a CLG there were recommendations to update Forest Grove's historic preservation ordinance. Several clarifications were proposed and the process was streamlined so that it will not be so time-consuming or expensive. The three classes were also eliminated, since they did not conform to the requirement that buildings be 50 years old.

In 1996, the City Council awarded an enhancement fund grant to the HLB for \$2,400. Last year, three applicants received grants toward restoration, maintenance, or repair to their historic landmarks Register buildings. The much-needed incentive program for preservation has become reality.

I have participated in this important preservation process since 1978 and have valued the privilege very much. I cannot name all of the friends who helped so much. I looked to Dr. Margaret Gilbert and Mary Cowan frequently for information. Many older residents including the late Frank Brodersen, Sr., Edith Watrous, George Hoar, and Eldon Bartlett had excellent memories and were constant support.

I have served as secretary, vice-chairman, and chairman of the HLB. I believe I deserve being an elder stateswoman. It is my hope that I can continue to be of service in our community. There are still more buildings in Forest Grove which should be recognized on the historic landmarks Register.

Another hope I still have is to see National Historic Register districts in Forest Grove. The present board is dedicated and highly qualified to take creative next steps toward historic preservation.

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